

SOUTH AUSTRALIAN BUILDING STATISTICS, 1955

The Statistical Department collects information concerning building operations from two sources:-

A. LOCAL GOVERNMENT PERMITS (See Bulletin No. 5)

Since 1911, particulars have been collected from Corporations and District Councils of permits granted, and from Government Departments of authorisations, for the erection of houses and other buildings, and also for alterations and additions. Permits include Housing Trust operations. Certain particulars for the last 4 years are shown in Bulletin No. 5 attached, and some also are summarised as follows:-

METROPOLITAN AREA - Number. Permits were granted during the year 1955 (1954 in parentheses) for 6,225 (4,967) dwellings. Included in the 6,225 (4,967) new dwellings were 57 (76) homes in 15 (13) flats and 860 (368) homes in 416 (149) maisonettes &c. Other New Buildings totalled 709 (600) and alterations and additions 11,170 (10,580). 26 (32) old houses were converted into 65 (80) flats.

VALUE. The estimated total value of permits and authorisations for all new buildings and alterations was £34,590,848 (£22,618,116). Values of New Private Dwellings were £18,016,816 (£13,472,917). Other New Buildings £7,068,659 (£3,571,616). Alterations etc. £3,802,631 (£4,032,499). Government Buildings £5,702,742 (£1,541,084).

COUNTRY. Permits, etc. for dwellings in Country areas totalled 2,653 (1,676) and the value of all building operations £10,378,172 (£7,929,894).

WHOLE STATE. The total number of permits granted for the whole State was therefore 8,878 (6,643), the total value being £44,969,020 (£30,548,010).

B. RETURNS FROM BUILDERS (See Bulletins Nos. 5 and 6)

From 1st July, 1945, returns have been obtained from building contractors and from home builders showing the number of buildings completed each quarter and the number still under construction. In conformity with the practice throughout Australia, the particulars are shown in Bulletin No. 6 for years ended 30th June, (and also for the last 6 months).

Although the details are published for financial years, it is of interest to compare completions of houses during calendar years:-

1946	1,661;	1947	2,749;	1948	3,415;	1949	4,463;	1950	6,031;
1951	6,938;	1952	8,822;	1953	8,248;	1954	7,545;	1955	7,423.

It was stated in Section A that the total number of permits granted for new dwellings during 1955 was 8,878 (6,643). This increase is reflected in the number of commencements of 8,443 (6,874) and the number under construction at 31st December of 6,303 (5,319), but is not yet reflected in the number of completions during the year 7,423 (7,545).

It is not possible completely to reconcile permits and completions, or even commencements, as (1) permits often are obtained a considerable time before commencement, (2) permits are not required in some country districts and only for portions of some others and (3) occasionally buildings are not commenced even though permits have been obtained.

The number of persons - excluding owner builders - working on building jobs in December was 11,789 (10,471). The value of buildings under construction was - Dwellings £19,030,000 (£14,925,000), Factories £4,148,000 (£3,098,000), Other £12,339,000 (£4,976,000).

The number of completed houses in districts is available only since 1954 and the numbers for the principal districts are shown in the last 2 columns of Bulletin No. 5.

STATE OF SOUTH AUSTRALIA
DWELLINGS. PERMITS AND COMPLETIONS.

(Numbers refer to dwelling units, not number of buildings)

DISTRICT	PERMITS AND AUTHORIZATIONS				COMPLETIONS	
	1952	1953	1954	1955	1954	1955
Metropolitan.						
Adelaide	-	72	3	16	2	3
Brighton	240	268	241	278	257	212
Burnside	285	274	325	318	255	278
Campbelltown	234	247	184	265	110	178
Enfield	1,743	1,510(a)	764	1,124	1,383	910
Glenelg	70	56	54	62	49	41
Henley & Grange	77	105	110	301	82	87
Hindmarsh	30	15	14	16	10	9
Marion	1,579	1,142	964	1,290	1,349	1,075
Mitcham	512	382	470	577	411	406
Payneham	103	82	161	201	71	149
Port Adelaide	222	169	201	210	119	142
Prospect	65	68	67	68	63	70
St. Peters	7	15	11	21	8	10
Unley	62	161	94	81	95	161
West Torrens	436	529	505	487	467	407
Woodville	847	576	763	889	677	870
Other Metrop.	26	37	34	20	32	25
TOTAL-PRIVATE	6,538	5,708	4,965	6,224	5,440	5,033
GOVT.	3	6	2	1	b	b
GRAND TOTAL	6,541	5,714	4,967	6,225	5,440	5,033
Country.						
Gawler	55	38	18	38	35	32
Loxton	-	-	-	-	63	31
Mt. Barker	15	29	10	37	34	24
Mt. Gambier Corpn.	118	112	139	343	157	151
Murray Bridge "	31	41	41	56	23	38
Naracoorte "	26	21	26	37	36	49
Noarlunga	96	91	95	93	74	50
Pt. Augusta	79	190	45	36	124	191
Pt. Lincoln Corpn.	142	76	97	77	90	91
Pt. Pirie "	77	125	106	62	152	135
Salisbury	317	119	237	1,117	409	597
Tatiara	14	33	28	26	44	68
Victor Harbour	25	27	21	27	34	20
Whyalla	14	11	11	8	14	8
Other Country	561	618	660	657	816	905
TOTAL-PRIVATE(c)	1,570	1,531	1,534	2,614	2,105	2,390
GOVT.	362	131	142	39	b	b
GRAND TOTAL	1,932	1,662	1,676	2,653	2,105	2,390
TOTAL STATE	8,473	7,376	6,643	8,878	7,545	7,423

(a) Excluding 360 migrants' flats converted at Gepps Cross.

(b) Included in District Totals. Government authorizations cannot be allocated to Districts.

(c) Permits are not required in some country districts, and only for portions of some others.

A. W. BOWDEN,

GOVERNMENT STATIST.

Kind of Building		BUILDING COMPLETED					Under Construction 31/12/55	Jobs Commenced Dec. Qr., 1955 (Inc. in cols. 6 or 7)
		Year 1950-51 (1)	Year 1951-52 (2)	Year 1952-53 (c) (3)	Year 1953-54 (4)	Year 1954-55 (5)	July to Dec., 1955 (6)	
HOUSES - Brick, Stone, etc.	a No.	3,834	4,272	4,580	3,846	4,368	2,437	3,352
	b No.	869	1,290	1,397	1,380	1,293	725	1,941
Fibro Cement	a No.	1,642	1,153	933	425	543	517	575
	b No.	155	238	313	289	317	136	241
Weatherboard & Other	a No.	182	694	1,671	1,540	776	70	18
	b No.	45	66	51	51	41	18	38
FLATS - Dwelling Units	a No.	-	-	58	99	105	68	129
HOTELS, GUEST HOUSES ETC.	a No.	11	2	4	14	15	7	9
TOTAL DWELLINGS, ETC. (inc. Emergency)	a No.	5,669	6,121	7,246	5,924	5,807	3,099	4,083
	b No.	1,069	1,594	1,761	1,720	1,651	879	2,220
	a b £000	10,680	14,985	22,277	20,852	21,246	11,977	19,030
FACTORIES	a No.	52	73	55	76	105	84	97
	£000	273	442	632	1,591	1,167	1,496	4,148
OTHER NEW BUILDINGS	a No.	268	297	476	582	694	293	367
	£000	1,089	2,695	2,976	3,665	4,668	2,274	12,339
TOTAL NEW BUILDINGS	a b No.	7,058	8,085	9,538	8,302	8,257	4,355	6,767
	a b £000	12,042	18,122	25,885	26,108	27,081	15,747	35,517

a. By Building Contractors b. By home builders c. Excluding 360 Migrants' flats converted at Gepps Cross.

ACTUALLY WORKING ON JOBS 14TH DECEMBER, 1955 *

Contractors & Sub Contractors 2,770; Wage Earners 9,019 Total 14.12.55 - 11,789; 30.6.55 - 10,876; 30.6.54 - 10,038;
30.6.53 - 9,371; 30.6.52 - 10,371; 30.6.51 - 10,168.

The following tradesmen were included above - Carpenters 3,526, Bricklayers 1,813, Painters 1,035,
Electricians 540, Plumbers 899, Building Labourers 2,141, Other 1,835, Total 11,789.

* Excluding those engaged only in minor repairs, etc., and own home builders.